

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the twenty-first day of January 2004, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
John P. Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Jeffrey H. Simme, Building & Zoning Inspector
John M. Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

Meeting #2
January 21, 2004

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held January 21, 2004. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:30 PM. Motion was made by Steven Socha to approve the minutes from the January 7, 2004 Planning Board Meeting Motion seconded by Michael Myszka and unanimously carried.

Administrative - Chair Keysa introduced Deputy Town Attorney John M. Dudziak. He will be the legal advisor to the Town of Lancaster Planning Board.

Chair Keysa told the Planning Board that he attended an APA session held in the Town of Amherst earlier that day regarding a review of SmartGrowth Codes. A brief discussion followed.

Chair Keysa asked the Planning Board to look over a list provided by Member Rebecca Anderson of twelve resource books that could become part of a library for the Town Planning Board and kept in the Town Hall Conference Room. The cost of each book is \$18.95 (including shipping & handling). After a brief discussion, the Planning Board selected eight books from the list. Chair Keysa said that he knew of other books that could also be part of this library. The Planning Board unanimously agreed that Chair Keysa speak with Supervisor Robert Giza regarding the purchase of these books.

COMMUNICATIONS:

ACTION ITEMS -

SITE PLAN REVIEW - ORVILLE'S APPLIANCE WAREHOUSE & DISTRIBUTION CENTER- PROPOSED 56,375 SQ. FT. SINGLE-STORY METAL BUILDING. SOUTH SIDE OF WALDEN AVE., BETWEEN CENTRAL AVE. & CEMETERY RD. PROJECT. NO. 0242. CONTACT PERSON: H.CHRISTOPHER STRENG.

H. Christopher Streng presented to the Planning Board the proposed site plan for the proposed 56,000 sq. ft. single-story warehouse and distribution center located on the south side of Walden Avenue west of Debbi's Restaurant. The exterior of the building will be ash gray metal with natural gray brick. The warehouse will have a small office area, but Mr. Streng was uncertain about the number of employees. The plan shows 72 parking spaces. Mr. Streng told the Planning Board that there will be 10-15 trucks per day making deliveries to and from the warehouse. No home deliveries will be made from the warehouse. A question was raised regarding a path around the building for emergency vehicles. Mr. Streng did not know if the building would be equipped with a sprinkler system. The Planning Board stated that if the building would not be equipped with a sprinkler system, the site plan must show a path around the building for emergency vehicles. Mr. Streng will need to check with Building Inspector Jeffrey Simme regarding the width of the path. Mr. Streng told the Planning Board that the detention pond on the site plan will be a deep pond with water in it at all times. Town Engineer Robert Labenski stated that all stormwater management requirements have been met.. The Planning Board recommended that additional trees be planted along the detention pond to screen the loading dock. Chair Keysa referred to Com 1-21/08 from General Crew Chief Terrence McCracken recommending additional trees along the east property line. All additional landscaping must be approved by Crew Chief McCracken. Lighting - Mr. Streng said that there will be wallpack lights on the building. The site plan does not show any lighting in the parking lot area. The Planning Board stated that the parking lot lighting must be shown on the site plan. The height of the light poles cannot exceed 20' including standards and must have flatlenses. The site plan does not show the placement of a sign. Mr. Streng did not know if the sign would be on the building or free-standing. The Planning Board stated that if the sign is free-standing, it must be shown on the site plan. The site plan shows the location of the dumpster at the front of the building. The Planning Board requested that the dumpster be moved to the northwest corner of the building inside the loading dock. A question was raised regarding the amount of solid waste that will be generated. After a brief discussion, the Planning Board asked Mr. Streng to provide written documentation regarding the amount of solid waste that will be generated and how it will be disposed of. Also, if pallets or white goods are part of the waste they must be stored inside.

DETERMINATION

Based on the information provided to the Planning Board, Lawrence Korzeniewski made a motion to recommend approval of the site plan to the Town Board with the following conditions: 1. Additional trees to be planted along the east line of the property adjacent to Debbi's Restaurant, 2. Additional trees to be planted on the south side of the detention pond, 3. If the building does not have a sprinkler system, the site plan must show a stabilized path for emergency vehicles. Applicant to check with Building Inspector Jeffrey Simme for path width requirement. 4. Lighting to be shown on site plan and must meet Town code. 5. If sign is free-standing, it must be shown on the site plan, 6. Dumpster to be moved to the northwest corner of the building past the loading dock, 7. Written documentation regarding amount of solid waste generated and how it would be disposed of. If pallets or white goods are part of the waste, they must be stored inside. Motion seconded by Rebecca Anderson and duly carried by a vote of 6 ayes and 1 nay.

SKETCH PLAN REVIEW-PROPOSED WINDSOR RIDGE SOUTH-SOUTH OF BRUNCK ROAD, EAST OF BOWEN ROAD, NORTH OF HALL ROAD - 319 LOTS. PROJECT NO. 8820. CONTACT PERSON: WILLIAM TUYN

Chair Keysa told the Planning Board that he would be abstaining from the vote on this project, since his brother has represented the Samulski family in the sale of a portion of the land. He also offered to step aside as Chair, but the other members of the Planning Board unanimously asked that Chair Keysa remain as Chair for the presentation of this project.

William Tuyn, Elliot Lasky, Forbes Homes and Alan Randaccio, Randaccio Homes presented to the Planning Board the sketch plan for the proposed 319-lot Windsor Ridge South subdivision. The 5 to 7 phase project will be located south of Brunck Road, east of Bowen Road, and north of Hall Road. Mr. Lasky told the Planning Board that part of this project was previously approved by the Planning Board in 1993, but since then the adjacent Huffnagle property and Samulski property have been acquired. As a result, the project has been significantly modified showing two additional outlets for traffic. Chair Keysa told the Planning Board that this project lies within the Lancaster School District and the Iroquois School District, and that these school districts will need to be notified when the lots are finally laid out, so that the school district boundaries can be adjusted. A question was raised by Member Szymanski regarding whether the eastern portion of the Samulski property was part of the Lancaster/Alden agricultural district. After a brief discussion, the Planning Board decided that written verification from the Erie County Department of Environmental Planning would be required regarding the Agricultural District status of the Samulski property. Wetlands - Mr. Lasky stated that the wetlands have been re-delineated, but a walkover is still needed for further confirmation. He also said that no homes would be built within the floodplain, and that the New York State Dept. of Environmental Conservation will require markers at the wetland boundaries on all lots that backup to wetlands. The Planning Board had concerns with lots 46-50 and lots 169-179 regarding wetlands. Member Anderson told the Planning Board that regardless of the NYSDEC findings, the Town can disagree with the NYSDEC and has the responsibility to deny approval of building homes on wetlands adjacent to the 100' wetland buffer regarding problems with mosquitos. A final floodplain delineation of the mainline of Slate Bottom Creek will be required. A question was raised as to whether any phase of this project would include patio homes. Mr. Tuyn stated that the plans for this project are for single-family homes.

DETERMINATION

Based on the information provided to the Planning Board, Steven Socha made a motion to recommend approval of the sketch plan review to the Town Board with the following conditions: 1. Need to notify Lancaster School District and Iroquois School District regarding adjustment of school district boundaries, 2. Planning Board is not giving approval to lots 46-50 and lots 169-179 pending recommendation from NYSDEC after delineation, 3. Need final floodplain delineation of the mainline of Slate Bottom Creek, 4. Need written verification from ECDEP regarding whether eastern part of Samulski property is part of the Lancaster/Alden Agricultural District. Motion seconded by John Gober and duly carried by a vote of 6 ayes with Chair Keysa abstaining.

OTHER BUSINESS

Chair Keysa informed the Planning Board that there would be an informal presentation at the next Planning Board meeting on February 4, 2004, regarding the proposed construction of a Tim Horton's Coffee & Donut Shop at the northeast corner of Genesee St. and Harris Hill Rd.

At 9:30 PM Melvin Szymanski made a motion to adjourn the meeting. Motion was seconded by Steven Socha and unanimously carried.